

FY 2009-10 CalPERS HEADQUARTERS BUILDING ACCOUNT BUDGET

	Headquarters & FSB	1800 7th St	1800 3rd St	Total
Income:				
Rent (Non-PERF Programs)	\$ 1,259,000	\$ -	\$ 3,864,000	\$ 5,123,000
Owner Contributions	32,266,000	-	-	32,266,000
Other Income	1,168,000	-	513,000	1,681,000
Total Income	<u>\$ 34,693,000</u>	<u>\$ -</u>	<u>\$ 4,377,000</u>	<u>\$ 39,070,000</u>
Expenses:				
Operating	\$ 15,913,000	\$ 139,000	\$ 1,561,000	\$ 17,613,000
Non-Operating:				
Owner Improvements	5,785,000	-	-	5,785,000
Building Improvements	6,180,000	-	457,000	6,637,000
Facilities Support Budget				
Telecommunications	3,151,000	-	-	3,151,000
Expand Building Capital	2,213,000	-	-	2,213,000
Front Street Shuttle	45,000	-	-	45,000
Insurance	1,396,000	-	-	1,396,000
Fire Marshall	10,000	-	-	10,000
Total Non-Operating	<u>18,780,000</u>	<u>-</u>	<u>457,000</u>	<u>19,237,000</u>
Total Expenses	<u>\$ 34,693,000</u>	<u>\$ 139,000</u>	<u>\$ 2,018,000</u>	<u>\$ 36,850,000</u>

Operating Expenses include ongoing monthly expenses for such things as electricity, waste removal, property taxes, engineer salaries, janitorial services, etc.

Non-Operating Owner Improvements include CalPERS operational enhancements and support for the movement of divisions, units, and/or staff within CalPERS.

Non-Operating Building Improvements are improvements made to the building structure or common areas.

Facility Support Budget includes new workstations and the replacement of existing workstations, ongoing maintenance and support of voice mail, video conferencing, and telecommunication system upgrades. This section also includes building insurance expenses and Front Street RT Shuttle Passes.